

**CITY OF REDMOND
DESIGN REVIEW BOARD**

February 5, 2015

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

BOARD MEMBERS PRESENT: David Scott Meade, Joe Palmquist, Craig Krueger, Mike Nichols, Kevin Sutton

EXCUSED ABSENCE: Scott Waggoner

STAFF PRESENT: Gary Lee, Senior Planner; Steven Fischer, Manager

RECORDING SECRETARY: Susan Trapp, Lady of Letters, Inc.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

CALL TO ORDER

The Design Review Board meeting was called to order by Chair David Scott Meade at 7:19 p.m.

MEETING MINUTES

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. NICHOLS TO APPROVE THE MINUTES FROM THE NOVEMBER 20, 2014 MEETING. MOTION APPROVED (4-0) WITH ONE ABSENTION.

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. SUTTON TO APPROVE THE MINUTES FROM THE DECEMBER 4, 2014 MEETING. MOTION APPROVED (4-0) WITH ONE ABSTENTION.

ELECTION OF OFFICERS

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. NICHOLS TO CONTINUE WITH MR. MEADE AS CHAIR AND MR. PALMQUIST AS VICE CHAIR OF THE DESIGN REVIEW BOARD. MOTION APPROVED (5-0).

PROJECT REVIEW

LAND-2014-01610, 162TEN

Description: 5-story building, 96 residential suites with retail frontage and woonerf

Location: 16210 NE 80th Street

Applicant: Angela Rozmyn with Natural and Built Environments, LLC

Prior Review Date: 09/04/14

Staff Contact: Gary Lee, 425-556-2418 or glee@redmond.gov

Mr. Lee noted that this would be an approval for the 162TEN project, which was before the board in September of 2014. At that time, the DRB thought the project was ready for the submission of the application. Staff has a few minor issues with the project, including blank walls on two sides of the building. Mr. Lee noted that, of the three alternatives proposed by the applicant to treat these blank walls, the second alternative was preferable. Staff is also concerned about the screening of the garage openings. There are some details presented by the applicant on this issue, and staff would like to review that screen before it is installed. Staff would also like the DRB to pay attention to the concept for the art installation proposed for one of the walls on the site.

Jay Janette presented to the DRB on behalf of the applicant. He said he was excited about this vibrant, art-influenced project. He said this would be a dynamic yet substantial building. He noted that the DRB, at the last meeting on this project, was strongly in support of the activation of the roof area, the cantilever

over the sidewalk, the art installation, and other design elements. The applicant said the project has evolved, in that the architecture now has a better connection to the street level. There is a woonerf along the western edge that allows for service access and also encourages pedestrian traffic. The landscaping includes columnar trees and robust plantings at the ground level. The southeast corner of the project has a lot of landscaping and is the main entry to the site. The landscaping has been pulled up through the building into the courtyards at the second level and on the roof deck as well. This will help residents enjoy many parts of the project.

The applicant presented three different examples of the art that could be used on the building's blank walls. A mesh product, a steel sheet, or concrete base for the artwork could be employed. Staff has said it likes the steel sheet, but the applicant said the mesh product might be the best option to make sure the artwork is successful. There is a "stairway to heaven" gesture on the project that leads from the ground level into the building. There will be opportunities for artwork at the ground level as well. The function of the building has not changed since the last meeting on the project in September. It will be a building with dynamic, expressive artwork and landscaping. The roof deck provides an abundance of open space. The applicant said the building would be vibrant on the inside and outside.

The applicant said the building's architecture is activated on all sides. The materials include brick, metal, and warm cedar at the upper and lower eaves. Fiber cement panels will be used as well. There is an atrium expression throughout the frame of the building. The eastern façade has been changed in that windows have been added to break up the blank wall. The base of the building, in concrete, now has a reveal pattern to create some modulation. Three alternatives have been presented on the southeast corner with regard to the brick and concrete used there. The alternatives include a more restrained design, a design that echoes the geometry of the stairway element, and a design that is a bit more whimsical. The applicant said he was excited about this site and wanted to partner with the DRB to make this project a great addition to Downtown Redmond.

Mr. Meade asked if there were any comments from the audience. Former Redmond Mayor Rosemarie Ives spoke to the DRB about the project. She said she appreciated the presentation. Ms. Ives said because the upzoning of Downtown happened during her tenure she had some good understanding of development issues. She said she was never in support of seven and eight-story buildings in Downtown. A majority of the Council who voted for that zoning at that time expressed concern over the heights of buildings and how the massing would look. She said that City staff told her, during her term, that it would be a "wedding cake" or tiered approach, and big boxes would not be the look in Redmond. She said, however, that box-shaped buildings are everywhere in the City.

Ms. Ives said this project was a tall, box-like structure that looks out of context with the neighborhood, especially with the housing that is to the east. She did not believe that elected officials during her tenure anticipated that this site, with its tall, narrow building design, would be used in this manner. She said staff has been very literal in the interpretation of what would be allowed in terms of design standards. She said the applicant is not acting like a good neighbor. She noted that her effort during her term in office to have everyone act like a good neighbor has gone down the drain. Ms. Ives said the building would not be livable with its current design, which includes 200 square foot rooms. She said the parking provided for this building is unrealistic as well, and people will likely be parking on streets around Downtown. She said the materials and the lack of a color palette are a concern. She said the materials look cheap in this and other projects in Downtown Redmond. She said there was some architectural interest in this building, but the overall look is a number of boxes in a row in Downtown with similar, predictable modulations. She said the building across the street from City Hall looks like subsidized housing, and asked the DRB how that was allowed to happen.

Ms. Ives said the screening for the garage on this project was a concern as well. She said the backs of many buildings Downtown are God-awful ugly. She has seen many screens that come across as lipstick on a pig. She pointed to the building at 164th and 83rd and 166th and 83rd as examples of structures that do not have any architectural interest. She said the staircase on the 162TEN project needed to be bigger and easier to climb. She said this project had some good concepts, but she was concerned about the bigger issue of design overall in the Downtown area. She was worried about the overhang on the 162TEN

project. She said the orange building on 87th with an overhang has a lot of kids loitering there, and applicants need to be thoughtful about that.

Ms. Ives asked if it was a time for course correction or a timeout for the DRB. She noted that projects like 162TEN are transitional housing for people moving in and out of the City. She said that people in her neighborhood on Educational Hill are not happy with how the Comprehensive Plan is unfolding Downtown. She felt that she would be stuck with buildings like 162TEN for years to come. She said 162TEN seems awfully big for the site which it is located on. She said the City could do better.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Palmquist:

- Said of the garage options, he liked the idea of putting art on top of some screening, but he wanted to make sure the screening appeared uniform. Mr. Palmquist said if there were too many levels to the art, it could lose its impact.
- In general, he liked the rest of the building. He said the roof was a good concept. He said the common spaces were in the right spots.
- Mr. Palmquist was not concerned about the east elevation wall, even with the blank wall worries raised by staff. He said the concrete reveals presented should provide sufficient modulation.

Mr. Krueger:

- Asked Robert Pantley, the applicant, about the parking concerns with this project. Mr. Pantley said that in his other projects, he had a hard time getting 30% of his residents to have a vehicle. He said 60% of his tenants make less than \$39,700 a year.
- Mr. Pantley noted that he does criminal background checks on all of his tenants. Most of the tenants stay for about thirteen months, and range in age from 20 to 82. He said the full-rent price for this location is about 55% of what it takes to get a regular studio in Redmond. He said this project would provide other housing options in the City.
- Mr. Pantley said he wanted to make an artist's community happen in Redmond that would be affordable and enjoyable.
- Mr. Krueger said this type of housing was needed in Redmond. He noted that he was not here for the pre-application on this project. He liked the mix of the materials presented, the massing, and the woonerf concept.
- He said he was concerned about the blank wall on the east side of the building, which comes across as very flat and bland in color. Overall, however, he said this building would be a good addition to Downtown Redmond.

Mr. Nichols:

- Said he appreciated the applicant's responses to the concerns that staff has raised. Mr. Nichols said this is a great project which will add to Redmond's Downtown.
- He said the option he preferred for the east elevation is the second option, but he simply wanted to make sure the wall did not look blank.

Mr. Sutton:

- Asked about the east side, and how concrete were used. The applicant said metal was used as well, and was in line with the concrete and brick elements used. Where the concrete is exposed, a reveal pattern will be used.
- Mr. Sutton preferred the first option for the east wall as a way to activate the blank wall.

Mr. Meade:

- Said he supported Mr. Lee's point about the art on the garage. Mr. Meade said the scale of the art is too small as presented. He said the first or second option for the artwork would work for him, but he wanted to make sure the art was large enough to break down the scale of the building.
- Mr. Meade was on board with the second option for the blank wall, which the rest of the DRB agreed with as the best option. He would like to see how the applicant deals with the stairway element.

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. NICHOLS TO APPROVE LAND-2014-01610, 162TEN, WITH THE FOLLOWING CONDITIONS:

- 1. THE STANDARD PRESENTATION, MATERIALS AND INCONSISTENCIES CONDITION SHALL APPLY.**
- 2. THE DETAILS FOR THE GRAPHIC ELEMENTS ON THE EAST BUILDING ELEVATION SHALL BE PROVIDED IN THE BUILDING PERMIT APPLICATION PLANS. THE MIDDLE ALTERNATIVE ON PAGE 21 OF THE DRB PACKET IS THE PREFERRED DESIGN SCHEME.**
- 3. THE DETAILS FOR THE GARAGE SHALL BE PROVIDED WITH THE BUILDING PERMIT APPLICATION. THE SCREENING MATERIAL SHALL HAVE AN OPACITY OF AT LEAST 30%. A LASER CUT METAL PANEL IS PREFERRED. LIGHT FIXTURES WITHIN THE GARAGE SHALL BE SCREENED TO PREVENT DIRECT VIEWING OF THE LIGHTING ELEMENT FROM THE EXTERIOR.**
- 4. CONCEPTUAL DETAILS WITH ART PIECES ON THE WEST WALL WILL GO BEFORE STAFF FOR REVIEW AND APPROVAL. THE ART PIECE WILL COVER THE WALL SUFFICIENTLY TO AVOID CREATING A BLANK WALL SITUATION.**

MOTION APPROVED (5-0).

Mr. Meade thanked Mr. Pantley for his work on this project. Mr. Pantley said he was glad to make the commitment for this project and hoped to have more of them in Redmond in the future. The DRB and the applicant thanked each other for their time.

PROJECT REVIEW

LAND-2015-00048, Redmond Public Safety Building

Description: Exterior envelope replacement and seismic upgrades; includes replacement of the roofing, windows and exterior cladding, and installation of new structural brace frames

Location: 8701 160th Avenue NE

Architect: Bruce Hayashi with Miller Hayashi Architects

Applicant: John Mork with the City of Redmond

Staff Contact: Dennis Lisk, 425-556-2471 or dwlisk@redmond.gov

Mr. Lisk noted that the DRB has reviewed this project twice before. The project would replace most of the exterior lighting of the Public Safety Building and use metallic materials to do that. All of the windows and most of the roof would be replaced. The building has several water seepage problems that need to be addressed. The City would like to start work on this project in the summer of 2015. Since the last meeting on this project, the color palette has changed from a dominant gray to warmer tone so as to match City Hall and create a good campus feel between the two buildings. Staff is recommending approval for this administrative modification with the typical conditions.

Mr. Meade asked the applicant to show some of the new elements of the design. Bruce Hayashi and Amy Jain presented on behalf of the applicant. Some landscaping has been added to screen out the exhaust from the generators. Some trees and ground-level landscaping will be used. The applicant said that structures have been added to the building to increase its seismic stability. The roof color will be a champagne metal. More color has been added on the eastern side in response to the DRB's previous comments. Color has also been added on the south side, increasing the gold hue in that area. The front entry has been refined a bit, and there is now some signage on the building in the upper left corner to help identify it. The building will now be more ADA accessible with the new design. The primary change includes adding some color, changing the main color from gold to more of an earth tone, at the request of staff. Mr. Meade asked if there were any comments from the public on this project, and no one came forward.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Sutton:

- Said the project looked nice and liked the color.
- Mr. Sutton said the entry canopy element seemed to be working well.

Mr. Nichols:

- Liked the main color and how it would be tied to City Hall.
- Overall, Mr. Nichols liked the project.

Mr. Palmquist:

- Liked the project a lot. Mr. Palmquist noted that he was only at the first meeting on this project, not the second. He said the project has come a long way.
- He noted that this building is hard to understand in that it has lot of activity. He said the applicant made the building more intelligible through the placement of color.
- Mr. Palmquist did not like the yellow and orange together, but did like the yellow with the gray and the orange with the gray. In general, the project is a big improvement. He said the new entry will help bring in more lighting and define the entrance. Mr. Meade said the yellow and orange could work together as a dynamic combination.

Mr. Krueger:

- Liked how the project turned out and especially appreciated the warmer colors used. Mr. Krueger liked the entry and the effort to make it more attractive and contemporary.
- He asked about the west elevation of the building and what materials and colors would be used there. The applicant said a metal material would be used with dichromatic metal paint. The colors will shift as a person walks by. The panels will have a tapered profile to capture the different colors.
- Mr. Krueger said this project helped bring the City campus together.

Mr. Meade:

- Said this project was a tough task. Mr. Meade said this project has helped elevate the building and celebrate its geometry. He was looking forward to seeing the final product.
- He noted that this building could possibly win a design award as one of the best "before and after" projects in Redmond. He said the applicant was brave with this effort, and this project would win a black belt in architecture.

IT WAS MOVED BY MR. PALMQUIST AND SECONDED BY MR. KRUEGER TO APPROVE LAND-2015-00048, REDMOND PUBLIC SAFETY BUILDING, WITH THE STANDARD PRESENTATION MATERIALS INCONSISTENCIES CONDITION. MOTION APPROVED (5-0).

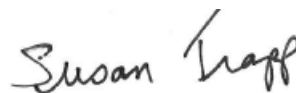
Mr. Fischer noted that the DRB would be looking at City design standards in relation to other standards across the country at its next meeting. The intent is to do a complete rewrite of the City's standards with some recommendations from consultants.

ADJOURNMENT

MR. MEADE ASKED FOR A MOTION TO ADJOURN WITH SUPPORT FOR A GREAT SEASON FROM THE SEATTLE SEAHAWKS. IT WAS MOVED BY MR. NICHOLS AND SECONDED BY MR. PALMQUIST TO ADJOURN THE MEETING AT 8:22 P.M. MOTION APPROVED (5-0).

March 19, 2015

MINUTES APPROVED ON



RECORDING SECRETARY